
HUNTERS®
HERE TO GET you THERE
49 Johnston Street, Annan, DG12 5BE
HUNTERS®
HERE TO GET you THERE

49 Johnston Street, Annan, DG12 5BE

Offers Over £130,000

A charming and deceptively spacious End Link property, ideally positioned in the heart of Annan, offering a delightful blend of traditional character and contemporary style. This beautifully presented property provides well-proportioned accommodation arranged over two levels, with two/three versatile bedrooms, a stylish Shaker-style dining kitchen, living room with feature fireplace and first floor shower room. Externally, the property is equally impressive, boasting beautifully established gardens, an elevated paved seating area, versatile garden room with storage room/are behind — creating an exceptional home with superb space for both everyday living and outdoor entertaining.

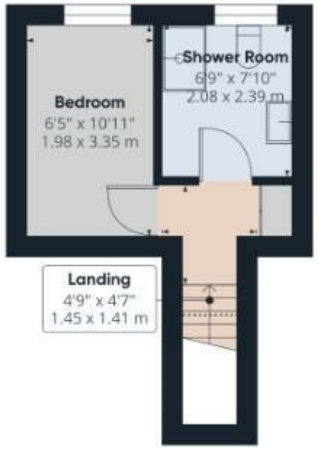
Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - C

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

Hunters Annan Bridgend High St, Annan, DG12 6AG | 01387 245898
annan@hunters.com | www.hunters.com



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

HUNTERS®
HERE TO GET *you* THERE

Approximate total area(1)

982 ft²

91.2 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

Entrance Hallway
The property is approached through a double-glazed entrance door into a welcoming entrance hallway. The hallway incorporates loft access with a pull-down ladder, providing convenient access to the loft space and benefits from a radiator

Living Room
A front-facing reception room with double-glazed window to the front elevation and radiator. A feature fireplace with gas-coal-effect fire, recessed alcoves with wall lighting and under-stair storage.

Dining Kitchen
The dining kitchen is fitted with a stylish Shaker-style kitchen, complemented by granite work surfaces incorporating space for a range cooker with extractor unit above, integrated dishwasher, integrated fridge, plumbing for a washing machine and a sink unit. Three double-glazed windows to the rear elevation, together with a radiator. The dining area provides ample space for a family dining table and chairs.

Utility Porch
Utility porch provides additional practical space and incorporates a double-glazed window and double-glazed door, giving direct access to the beautifully landscaped rear garden.

Bedroom 1
A generously proportioned dual-aspect master bedroom with double-glazed windows to both the front and rear elevations. Benefiting from a radiator, access to the cellar below.

Sitting Room/Bedroom 2
Versatile reception room currently used as a rear-facing bedroom with double-glazed window to the rear elevation and benefiting from a radiator.

First Floor

Landing
Incorporating a built-in storage cupboard.

Bedroom 3/Study
A versatile third bedroom currently utilised as a home office/study, incorporating a double-glazed window, radiator and built in cabinetry creating excellent storage and dedicated workspace.

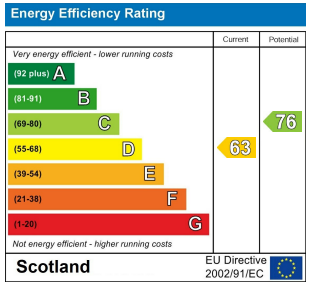
Shower Room
A stylish shower room fitted with a contemporary three-piece suite, comprising of a walk-in shower cubicle, vanity wash hand basin with useful storage beneath and WC. Heated towel rail, underfloor heating, double-glazed window and extractor fan.

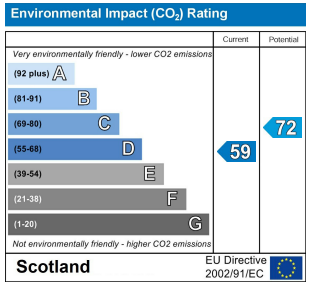
Externally
Beautifully established landscaped rear garden with laid to lawn complemented by mature flower beds, creating an attractive and private outdoor setting. A block-paved ramp provides access to an elevated paved seating area and access into the garden room. External electric socket and water point.

Garden Room and Storage Room/Area
The garden room features double-glazed French doors, full-length double-glazed feature windows and integrated lighting perfect for relaxing or entertaining.
To the rear is a useful storage area incorporating lighting and power points. accessed via a double-glazed door with double-glazed window.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Home Report
This property Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE




HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS®
HERE TO GET you THERE